

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

104/7 Cherry Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,680,000 & \$1,848,000

Median sale price

Median price \$1,630,000 Property Type Townhouse Suburb Balwyn

Period - From 06/12/2022 to 05/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/11 Iramoo St BALWYN 3103	\$1,785,000	20/06/2023
2	1/110 Prospect Hill Rd CANTERBURY 3126	\$1,770,000	02/09/2023
3	2/41 Rochester Rd CANTERBURY 3126	\$1,750,000	29/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/12/2023 12:54



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Property Type:
Land Size: 164.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,680,000 - \$1,848,000
Median Townhouse Price
 06/12/2022 - 05/12/2023: \$1,630,000

Comparable Properties



3/11 Iramoo St BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$1,785,000
Method: Sale
Date: 20/06/2023
Property Type: Flat/Unit/Apartment (Res)



1/110 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit



2/41 Rochester Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 29/06/2023
Property Type: Unit

Account - VICPROP